

OFFICE OF THE CITY MANAGER

NO. LTC# **051-2016**

LETTER TO COMMISSION

TO: Mayor Philip Levine and Members of the City Commission

FROM: Jimmy L. Morales, City Manager

DATE: February 4, 2016

SUBJECT: **Design Review Board Resolution – Recommendation for All New Single-Family Homes to be Required to Obtain Design Review Board Approval.**

Attached, please find a copy of a resolution adopted by the Design Review Board (DRB) at their January 15, 2016 meeting. The DRB is urging the Mayor and City Commission to consider an amendment to the City Code to require that all new single family homes obtain design review board approval prior to obtaining a building permit. Currently, new single family home construction is required to obtain Design Review Board approval only under the following circumstances:

1. An allowable waiver is being sought from certain single family development regulations;
2. An architecturally significant pre-1942 single family home is proposed to be replaced;
3. New construction on lots resulting from a lot split.

The DRB is recommending that all new single family home construction be required to obtain Board approval, in order to protect and enhance the unique character of the single family residential neighborhoods in Miami Beach.

JLM/SMT/TRM/LC

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Attachment (1)

C: Raul Aguila, City Attorney
Rafael Granado, City Clerk

**CITY OF MIAMI BEACH
DESIGN REVIEW BOARD**

RESOLUTION

A RESOLUTION OF THE DESIGN REVIEW BOARD OF THE CITY OF MIAMI BEACH, FLORIDA, TO REQUIRE ALL NEW SINGLE FAMILY HOMES TO OBTAIN DESIGN REVIEW BOARD APPROVAL PRIOR TO OBTAINING A BUILDING PERMIT REGARDLESS OF YEAR OF CONSTRUCTION OR IF IT'S ON A VACANT LAND.

WHEREAS, the City of Miami Beach Design Review Board is charged by Ordinance as serving in an advisory capacity to the City Commission and other City Boards on issues affecting the City's architecture, design, and planning; and

WHEREAS, the Board strongly supports the efforts of the City to promote and enhance its unique social and architectural history and to improve the appearance of new and existing single family architecture; and

WHEREAS, the Board reviews new construction for those structures constructed prior to 1942 and determined to be architecturally significant, in accordance with section 142-108; and

WHEREAS, single-family residential districts are designed to protect, and preserve the identity, image, environmental quality, privacy, attractive pedestrian streetscapes, and human scale and character of the single-family neighborhoods and to encourage and promote new construction that is compatible with the established neighborhood context; and

WHEREAS, the Board deems it appropriate to protect the significant architectural history, existing building scale, and unique character of the single family residential neighborhoods in Miami Beach; and


WHEREAS, the Board has deemed it in the best interest and welfare of the City to adopt revised procedures for the review and issuance of new building permits for all new single family homes constructed and located outside of a designated historic district; and

WHEREAS, in order to safeguard the purpose and goals of the single-family districts mandatory review criteria are necessary to carry out the provisions of these land development regulations; and

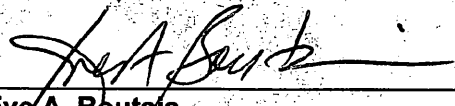
THEREFORE, it is hereby resolved that the Miami Beach Design Review Board unanimously approved a motion (6 - 0) to request the City Manager and the Mayor and City Commissioners to seriously consider amending Sec. 142-108 of the City Code, to require all new single family homes to obtain Design Review Board approval prior to obtaining a building permit regardless of year of construction or if it's on a vacant land.

PASSED AND ADOPTED this 2nd day of February, 2016.

ATTEST:


Deborah Tackett
Preservation & Design Manager
Secretary to Design Review Board


Carol Housen, Chair
Design Review Board


Eve A. Boutsis,
Chief Deputy City Attorney
Attorney to Design Review Board